

BOARD OF DESIGN REVIEW MINUTES

April 22, 2004

CALL TO ORDER: Chairman Mimi Doukas called the meeting to order at 6:30 p.m. in the Beaverton City Hall 3d Floor Conference Room at 4755 SW Griffith Drive.

ROLL CALL: Present were Chairman Mimi Doukas, Board Members, Hal Beighley, Jessica Weathers, Ronald Nardoza and Stewart Straus. Board Members Jennifer Shipley was excused.

Senior Planner John Osterberg, Associate Planner Liz Jones, and Recording Secretary Sheila Martin represented staff.

VISITORS:

Chairman Mimi Doukas read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

STAFF COMMUNICATIONS:

Staff indicated that there were no communications at this time.

NEW BUSINESS:

PUBLIC HEARINGS:

Chairman Doukas opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

TY HIGHWAY MEDICAL OFFICE

1. DR2003-0184 – DESIGN REVIEW THREE
2. ADJ2003-0016 - ADJUSTMENT

The applicant is requesting Design Review Three approval for the construction of a medical office building to be approximately 13,900 square feet in size. The proposal includes vehicular parking and landscaping improvements. In addition, the applicant is requesting Major Adjustment approval for the reduction of the 35

foot required front yard setback along SW 153rd Avenue. Specifically, the applicant requests to reduce the front yard setback along SW 153rd Avenue to 17.5 feet.

Observing that he is associated with regard to this proposal, Mr. Beighley recused himself from participating in this decision and left the dais.

Associate Planner Liz Jones presented the Staff Reports briefly explaining the purpose associated with these applications. She distributed an exhibit from the applicant, dated April 19, 2004, that depicted the revised storage facility plan for the proposed project. Concluding, she submitted a material board and added that staff has recommended approval of these applications and offered to respond to questions.

APPLICANT:

Applicant representative, David Welsh of CIDA Architecture, addressed the Board of Design Review members. Mr. Welsh reviewed the design standards and explained the challenges of designing this building, specifically with the topography and the narrowness of the site using architectural renderings. He further explained the feasibility of achieving onsite improvements necessary to accommodate for the proposed medical office building, such as off street parking, on-site walkways, public sidewalks, and landscape areas. Concluding, he offered to respond to questions.

Board member Straus questioned how one would access the proposed building. Mr. Welsh explained one would enter the building through the pedestrian plaza which was created at the northeast corner of the building. Mr. Straus questioned how people with disabilities could access the building. Mr. Welsh explained that due to the proposed location for the staging area, the elevator door is proposed on the north side of the covered parking area. Mr. Straus asked how many parking stalls the applicant had, and what the minimum and maximum was per code. Mr. Welsh responded that the minimum requirement is 54 and the applicant proposed 56 parking spaces. Chairman Doukas requested clarification on the maximum number of parking stalls. Mr. Welsh noted that there are 68 spaces.

Mr. Straus questioned how pedestrians could get to the front door from the public right-of-way. Mr. Welsh explained a pedestrian could access the front door from the sidewalk to the plaza. Mr. Straus observed from the C3.1 of the Grading Plan that the drawing does not depict a connection to the sidewalk. Mr. Welsh explained that the site plan illustrated the proposed pedestrian circulation that will provide pedestrians a safe and direct route to the primary and secondary building entrances.

Mr. Straus questioned why the elevator door is not facing the same direction both upstairs and down to the north. Mr. Welsh explained that the elevator was outside

and added that the applicant wanted to create a canopy over the doors. Chairman Doukas observed the importance of the elevator for accessibility, and noted that the accessible stalls are on the opposite side of the parking lot and are not under the covered area adjacent to the elevator. Mr. Welsh stated that this was in response to trying to maximize parking. Chairman Doukas noted that the map depicted standard stalls underneath the structure. **KIM WALMER** with CIDA, explained that the handicap spaces are larger, and the applicant had to mix the handicap with the regular size along with the compacts to get the spaces to work. Mr. Straus questioned if the stalls inside the garage were full-sized spaces. Ms. Walmer answered yes. Mr. Straus emphasized that there must be an 8 foot access aisle to meet van accessible requirements. Chairman Doukas expressed her concern that the proposed handicap parking stalls were not placed in the most convenient location for accessing the building entrance and elevator. In response to Chairman Doukas' concern, Mr. Welsh explained that the applicant would like to use the stall directly across from the elevator on the west side as a combination staging and parking area, and added that trash will only be in this location two times a week; therefore this space could be used as a parking stall the other three days. Mr. Straus commented that this is a management issue. Mr. Welsh concurred with Mr. Straus' statement and added that this is feasible. He noted that this is not an appropriate thing to do in a facility of this quality. Chairman Doukas commented that this would be the most logical place for the parking stalls.

Chairman Doukas questioned if there were any questions from staff.

Ms. Jones requested the Board to consider that the applicant provide appropriate signage indicating the days and hours that the parking stall cannot be used for parking. She also asked the Board to take into consideration, the matter of the ADA standards and the location of the stalls. She requested that the Board review this with the building permit issuance stages at a later date, to ensure that the standards are being met.

Board member Jessica Weathers questioned if this building is in the flood plain. Ms. Jones indicated that she does not believe that it was and deferred the question to the applicant to further clarify. Mr. Welsh indicated that it was a foot above the flood plain. Chairman Doukas noted that according to the plans, they were three feet above. Mr. Welsh emphasized that code required one foot. Chairman Doukas stated that three feet was preferable and questioned whether this was the elevation of the parking portion of the building, not the office space. Mr. Welsh responded that this is for the parking portion and that the office space is 11 feet above the parking level.

Chairman Doukas questioned the height of the stories of the building. Mr. Welsh noted that from parking floor to first floor was 11 feet, and 14 feet floor to floor, and 14 feet from floor to roof.

Mr. Straus questioned how many parking spaces the applicant stated that were proposed. Mr. Welsh responded that the applicant is proposing 56 parking spaces. Mr. Straus pointed out that there was 2 parking stalls indicated for handicap parking and emphasized that one for each 25 parking stalls was needed. He questioned where the third parking stall was and explained that the stall will need an access aisle along with it. Mr. Welsh indicated that the third stall could be added to the first parking space north of the sidewalk.

Chairman Doukas closed the public hearing.

Mr. Straus **MOVED** and Board member Nardozza **SECONDED** a motion to **APPROVE** ADJ2003-0016 – TV HIGHWAY MEDICAL OFFICE based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, and findings and conclusions found in the Staff Report dated April 15, 2004, including Conditions 1 through 3.

Motion **CARRIED** by the following vote:

AYES: Straus, Nardozza, Weathers, and Doukas.
NAYS: None.
ABSTAIN: Beighley.
ABSENT: Shipley.

Mr. Straus **MOVED** and Mr. Nardozza **SECONDED** a motion to **APPROVE** DR 2003-0184 – TV HIGHWAY MEDICAL OFFICE based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 15, 2004, including Conditions 1 through 19, and including the following Conditions of Approval.

- ☐ No. 20: The refuse staging area shall be relocated to the northwest corner parking stall of the covered garage area. Appropriate signage shall be provided to indicate the days and hours that this space cannot be used for parking.

At the request of Chairman Doukas, Mr. Straus **AMENDED** his motion providing for an amendment to Condition of Approval No. 21, as follows:

- ☐ No. 21: Relocate the handicap parking to the northeast corner of the covered parking garage, two stalls, with appropriate access aisle and accessible path to the elevator, a third handicap stall in the first parking space to the north of the sidewalk. Adjust the width of the sidewalk as required to provide for the required access aisle width. **The elevator would be accessed from within the covered garage located on the west side.**

Motion as amended **CARRIED** by the following vote:

AYES: Straus, Nardoza, Weathers, and Doukas.

NAYS: None.

ABSTAIN: Beighley.

ABSENT: Shipley.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 7:21 p.m.